

WRITTEN REPRESENTATIONS BY MR BERINDER SINGH KALSI IN RELATION TO A PLANNING APPEAL AT:

27 FLAMBOROUGH ROAD, RUISLIP, HA4 0DN

January 2020

LPA REF 14241/APP/2019/2926

The format of this appeal sets out to address the schedule of reasons issued by the Local Planning Authority and provides comparative reference to the local area and developments similar to the proposal.

Planning History:

Reference	Location	Proposal	Received	Status
14241/APP/2019/2926	27 FLAMBOROUGH ROAD RUISLIP	Two storey side extension and single storey rear extension involving demolition of existing garage	02-09-19	Refusal (P)
14241/APP/2019/1602	27 FLAMBOROUGH ROAD RUISLIP	Single storey side/rear extension involving demolition of existing garage to side and rear extension	14-05-19	Approval
14241/APP/2018/2296	27 FLAMBOROUGH ROAD RUISLIP	Conversion of roofspace to habitable use, to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)	21-06-18	Approval

Response to LPA Schedule of Reasons.**Opening Statement:**

The proposed two storey side extension has been carefully designed with due consideration to the local street scene, local area and remains sensitive to neighbouring properties. Examples of houses with identical development relative to the proposal in terms of size, scale, bulk and proximity to neighbouring properties have been provided with commentary in the Appendices with relevance to the schedule of reasons set out by the LPA.

Potential Detriment to Visually Open Gap and Terracing Effect.

Due to the width of the road, the proximity of houses on the street (both those adjacent and those sited opposite) as well as the forward stagger of No. 29 and No. 19 Flamborough Road the visually open gap between No. 27 and No. 29 Flamborough Road can only be observed from very acute angles (less than 45 degrees) relative to the properties. i.e. when the observer is positioned directly in front of the terrace block. To demonstrate this, photographs from various positions of approach have been provided in Appendix A. The current gap cannot be observed on approach from the road or pavement even in its current form i.e. before the extension is built.

The addition of the two storey extension shall have minimal impact on the current visually open gap. Properties from Flamborough Road identified as having similar developments are provided in Appendix B. It can be observed that the size, scale, bulk and proximity to the boundaries of the example properties are identical to that of the proposed two storey side extension and can provide a comparative representation of the effect of the proposed development shall have on the visually open gap.

Furthermore neighbouring properties who may be affected (within the small observable angle) have been consulted and have no objection. In line with LPA policy, the proposed extension does not obstruct the 25 degree angle from a 2m height of habitable rooms in accordance with the BRE daylight guidelines referenced in Hillingdon LPA policies. No. 29 is sited forward of No. 27 and clears the BRE requirement.

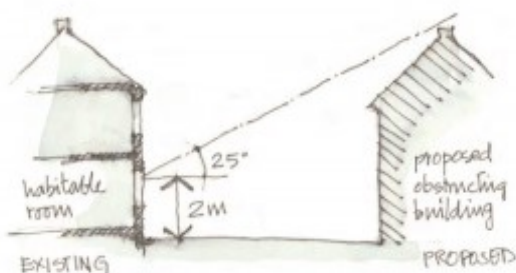


Fig.1 - Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Extensions. From Section 5.19 (Page 23)

Proximity to Side Boundary

The proposal to build to the site boundary is no different to other end of the terrace two storey extensions to properties on the same stretch of Flamborough Road and the surrounding and wider area of Hillingdon of similar size, style and type of property. Refer to Appendix B and C for examples Following close consultation with owner and occupiers of No. 29 Flamborough Road, there have been no objections.

Potential Detriment to the Visual Amenities of the Street Scene and Surrounding Area

The proposed design factors in, and is sensitive to the style and character of neighbouring properties and trends in the both immediately local and wider Ruislip Manor area, with the finished article complimenting and enhancing the street scene.

LPA state there is contravention of Policy BE1, BE15 and BE19. Considered in direct comparison with the local townscape it is believed the high quality design enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place, when considered against the current and emerging demographics of local area and actually aligns with Policy BE1.

London Borough of Hillingdon	
80	Hillingdon Local Plan: Part 1 - Strategic Policies (Adoption version)
Topic and Built Environment	Policy BE1: Built Environment The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should: 1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place; 2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

The proposal is designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, it makes a positive contribution to the local area in terms of layout, form, scale and materials and seeks to protect the amenity of surrounding land and buildings, particularly neighbouring residential properties.

Response to Statement 2:

LPA remarks regarding lack of set back from the front at all levels is invalid in line with the LPA guidance document for extensions to terrace housings. The siting, of the proposed extension is in line with the Hillingdon guidelines and policies, i.e. integrated in line with the front of the house, there is no specific requirement for a set-back from the front of the house.

Detached and end-of-terrace

- 5.7 Two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house.

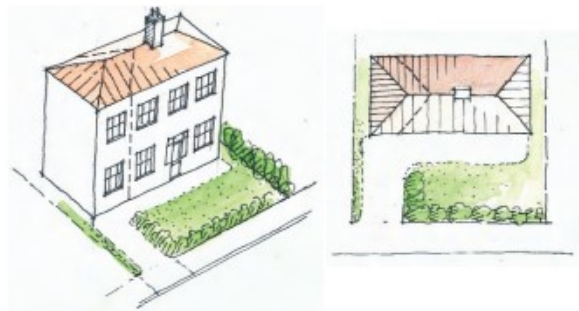


Fig.2 - Hillingdon Design and Accessibility Statement

(HDAS) Supplementary Planning Document Residential Extensions. Ref: Section 5.7 (page 21)

Section 5.19 (Page 23)

Justification of Design:

The design is sympathetic to the original 1930's style of house and takes design language from the surrounding area to remain harmonious with the townscape and street scene. Alternative to double bay / double front, can be accommodated as an amendment to further enhance the scene cohesion, as in the examples of No. 60 and 80 Flamborough Road, No. 14 Paignton Road and No 14 Sidmouth Drive.

Note: An alternative design can be accommodated whereby the proposal includes a double fronted bay similar to that of (No. 60 and 80 Flamborough Road and, No. 14 Paignton Road (Ref: Appendices) It may be felt by all parties that this better complements the character of the existing house style.

The Roof Design is in line with the original house and maintains the gable end format similar to the end of the block No. 21 Flamborough Road however maintains the front elevation as per Hillingdon Guidance (reference Fig.2) this can be seen in similar profile to No. 28 Flamborough Road. Examples of two storey side extensions with gable end roof can be seen in Appendix C

Response to Statement 3: Potential Detriment to Amenities of No. 29 Flamborough Road.

The siting of No. 29 Flamborough Road is forward of the front elevation of No. 27 Flamborough Road along with no proposal for rearward 2 storey extension ensures there is clearance well above the required 45 degree angle from the neighbouring property, and hence there is no overbearing, over dominance or overshadow to No. 29. Furthermore, enjoyment of garden amenities are not affected due to the orientation of the properties relative to the solar azimuth.

It can be calculated and demonstrated that there will be no loss of direct sunlight to the occupiers of No. 29 Flamborough Road: Solar Azimuth evaluation in the diagrams below demonstrate the sun path throughout the day at both representative peak summer conditions (example taken July 31st) and peak winter conditions (example taken December 31st) - See Appendix D. The path of the sun remains on the side of No.29 throughout the day before setting behind the immediate horizon of the houses sited opposite side of Flamborough Road, i.e. setting angle before the proposed development can have an effect.

There will be no visual intrusion to the occupiers of No. 29 as the rear bathroom window is bathroom window shall be obscure glass to protect visual intrusion both ways. Privacy to neighbours remains unaffected.

The owners and occupants of adjacent No. 29 have been consulted in detail and have no objections to the development.

Closing Statement:

We hope you will see that our proposal demonstrates a well thought-out, yet simple design to achieving a fair compromise between maintaining a sympathetic approach to the local built environment and achieving the maximum potential enjoyment from the property for a growing family. I ask you to visualise the living and breathing completed development and consider the net effect to the local amenity.

Appendices

Appendix A: Visual Gap Approach and Existing Terracing Effect

Appendix B: Visual Gap Examples

Appendix C: Similar Two Storey Extensions to Boundary Edge incl. examples of Gable End Two Storey Extensions

Appendix D: Solar Azimuth and Altitude Effect on No. 29 Flamborough Road

Appendix A: Visual Gap Approach and Existing Terracing Effect



Flamborough Road: Approach From Sidmouth Drive



Flamborough Road: Approach From Sidmouth Drive 2



Flamborough Road: Approach From Tiverton Road



Flamborough Road No. 27

Current Visual Gap: As viewed directly opposite

Appendix B: Visual Gap Examples



Flamborough Road No. 67-69



Flamborough Road No. 62 - 60



Paignton Road No. 14 - 16

Appendix C: Similar Two Storey Extensions to Boundary Edge incl. examples of Gable End Two Storey Extensions



Flamborough Road No. 21, 23, 25, 27 - Illustrates Two Storey Extension to No. 21 to Site Boundary with Gable End (Incl. Gable End Extension to Boundary of No. 19)



Flamborough Road No. 10, 8a and 8



Flamborough Road - No. 7 and 7a , No. 9



Flamborough Road: No 30 & 28



Thurleston Road: No 23A - Roof Style Identical to Proposal of Application



Rear of 23 and 23A Thurlstone Road as Viewed from Paignton Road

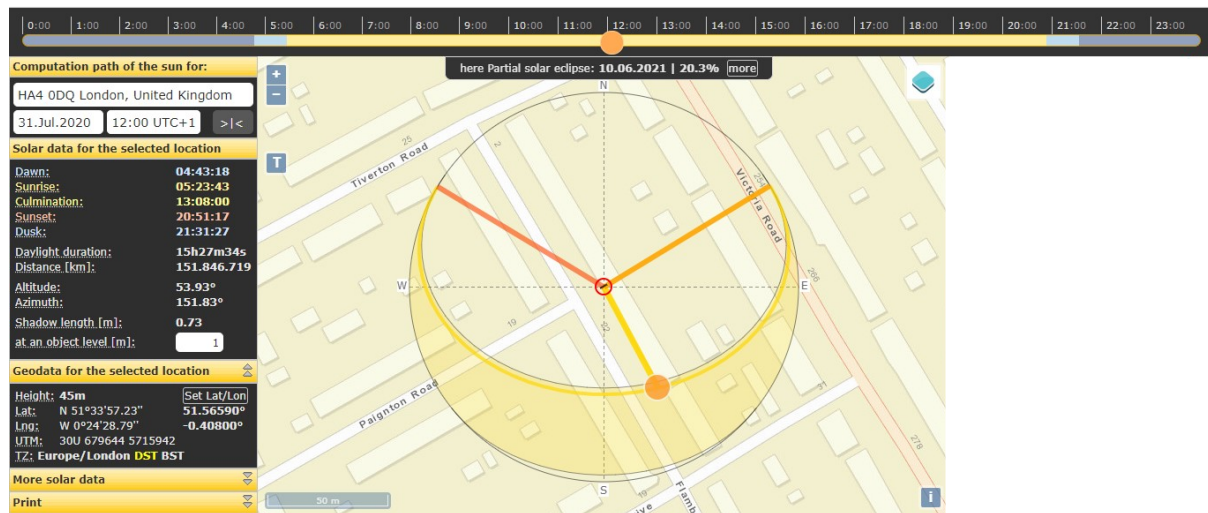


No. 14 Sidmouth Drive: Additional Example of Double Front / Double Bay

Appendix D: Solar Azimuth and Altitude Effect on No. 29 Flamborough Road

The below diagrams illustrate the path of the Sun at the site location with reference to the effect on Amenities to No. 29 Flamborough Road. It can be observed the siting of No. 27 Flamborough Road is north of No. 29 and the two storey extension shall have no shadowing effect of direct sunlight. As the Sun Azimuth approaches an angle West of the properties the Azimuth and Altitude relative to the point of observation is shadowed by the horizon/obstacle of No.29 itself and later, houses/obstacles opposite No. 27 and 29.

Summer (Representative Date: 31st July 2020 @ 1200Hrs)



Winter (Representative Date: 31st December 2020 @ 1200Hrs)

